



# MassNAHRO Ideas for Reform



# Ideas for Reform

## Short-Term Priorities

0 to 9-month implementation

- LHA Board Member Training
- Innovations Bill
- Centralized Public Housing Waiting List
- Rapid Reoccupancy Initiatives
- Transparent Assessment Tool



# Ideas for Reform



## Board Member Training

Implementation: **Immediate**

- Board Members Required to Obtain MassNAHRO Certification Within 12 Months of Being Appointed

**Short-Term Priorities**



Ideas  
for  
Reform

*An Act Relative to  
Public Housing Innovation*  
Senate Bill 1935/House Bill 375

Implementation: **60 days (end of session)**

**Short-Term Priorities**



# Ideas for Reform



## Centralized State Public Housing Waiting List

Implementation: **9 months – Jan. 2013**

- Improve Service Delivery to Applicants
- Saves Staff Time and Resources

**Short-Term Priorities**



# Ideas for Reform



## Rapid Re-Occupancy Initiatives

Implementation: **6 months???**

- Duplicate Successful 2011 Initiative to Allocate Resources to Re-occupy Off-line Units Across the State

**Short-Term Priorities**





# Ideas for Reform



## Transparent Assessment Tool for LHAs

Implementation: **4 months**

- Build Upon AIMM Program
- MassNAHRO & DHCD to Collaborate on Assessment Tool for all LHAs

**Short-Term Priorities**



# Ideas for Reform



## Streamlining Procurement/Modernization

Implementation: ???

- Remove Department of Labor and Workforce Development for Self LHA Modernization Wages
- Commission to Recommend a Committee to Study Streamlining Procurement and Modernization

**Short-Term Priorities**





# Long-Term Priorities

## 1 to 5-year implementation

- Foster Voluntary Collaborations Among LHAs
- Rent Integrity & Simplification Study/Recommendations
- Regulations Review Committee
- Chapter 705 Unit Disposition/Replacement
- Opt –Out Demo for Non-Subsidized LHAs





# Ideas for Reform

Long-Term Priorities

## Foster Voluntary Collaborations Among LHAs

Implementation: **1-5 Years**

Incentives for:

- Cost Effective Cooperation Agreements
- Sharing and Procuring Common Services
- Protecting Local Investment in Public Housing





# Ideas for Reform

Long-Term Priorities

## Rent Integrity & Simplification Study/ Recommendations

Implementation: **Nov. 2012/1-2 years**

- MassNAHRO and CHAPA Have Partnered on a Study on Public Housing Rents with a Report Due by November





# Ideas for Reform

## Long-Term Priorities

# Regulations Review Committee

Implementation: **Annual, 1-3 years**

MassNAHRO would propose  
this be a recommendation of  
the commission:

- Initial Overhaul
- Ongoing Annual Review





# Ideas for Reform

Long-Term Priorities

## Chapter 705 Unit Disposition/Replacement

Implementation: **1-3 years**

- Create Accurate Condition Assessment
- Prioritize First Time Homebuyer & Veteran's Options
- Any Resource from the Sale be Utilized for Affordable Housing Initiatives







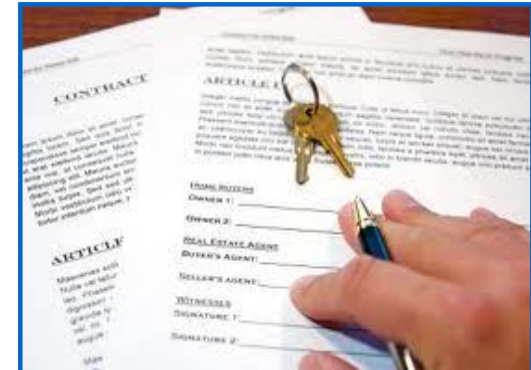
# Ideas for Reform

## Long-Term Priorities

# Opt-Out Demo for Non-Subsidized LHAs

Implementation: **1-5 years**

- Based on HUD RAD Program
- Allow Flexibility for Financial Leveraging







# Ideas for Reform

Long-Term Priorities

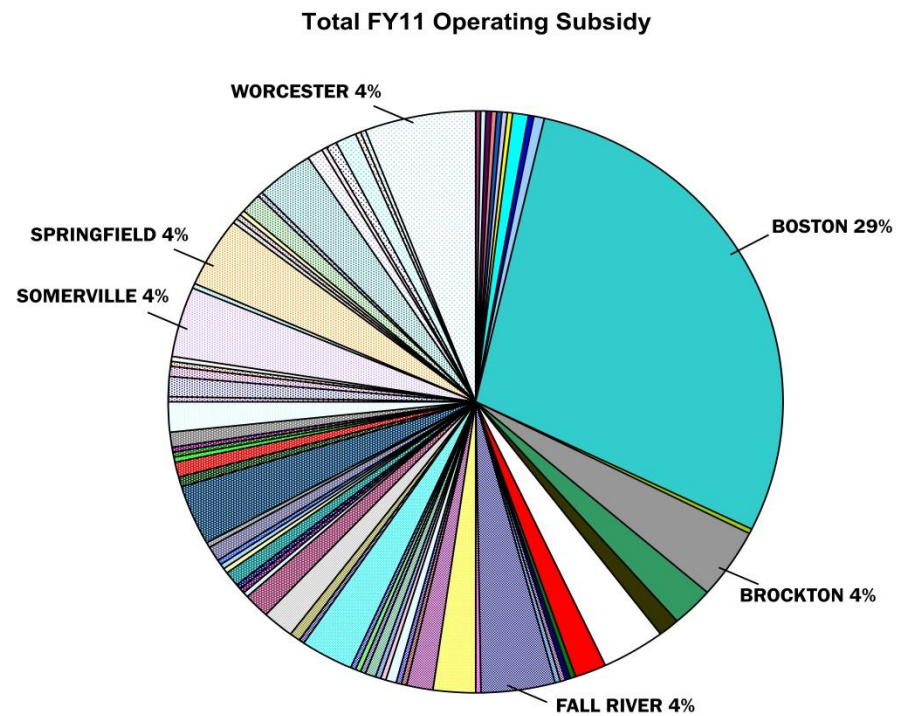
## Public Housing Innovation Demonstration

Implementation: **1 year**





# Ideas for Reform





# Ideas for Reform

## Non-subsidized LHAs

ABINGTON	FRANKLIN	PEMBROKE
ACUSHNET	HALIFAX	PLAINVILLE
ARLINGTON	HAMILTON	PLYMOUTH
ASHLAND	HAMPDEN	RAYNHAM
AUBURN	HANOVER	READING
AVON	HANSON	REHOBOTH
AYER	HATFIELD	ROCKLAND
BARRE	HOLLISTON	ROWLEY
BEDFORD	HOPEDALE	SAUGUS
BILLERICA	HOPKINTON	SCITUATE
BLACKSTONE	LANCASTER	SHREWSBURY
BRAINTREE	LITTLETON	SOMERSET
BRIDGEWATER	LUDLOW	SOUTHBOROUGH
BRIMFIELD	LYNNFIELD	STOCKBRIDGE
BURLINGTON	MANSFIELD	STOUGHTON
CARVER	MARBLEHEAD	STOW
CHARLTON	MARION	STURBRIDGE
CHELMSFORD	MARSHFIELD	SUDBURY
COHASSET	MAYNARD	SUTTON
DALTON	MEDFIELD	SWANSEA
DANVERS	MEDWAY	TAUNTON
DARTMOUTH	MENDON	TOPSFIELD
DIGHTON	MIDDLETON	TYNGSBOROUGH
DOUGLAS	MILTON	UXBRIDGE
DUDLEY	NANTUCKET	WALPOLE
DUKES COUNTY	NEWBURYPORT	WAYLAND
DUXBURY	NORTH ADAMS	WENHAM
EAST BRIDGEWATER	NORTH ANDOVER	WEST BRIDGEWATER
EAST LONGMEADOW	NORTH ATTLEBOROUGH	WEST BROOKFIELD
EASTHAMPTON	NORTH BROOKFIELD	WESTBOROUGH
ESSEX	NORTH READING	WESTFORD
FAIRHAVEN	NORTHBRIDGE	WESTPORT
FOXBOROUGH	NORWELL	WHITMAN
	NORWOOD	WINTHROP
	OXFORD	WRENTHAM



# Ideas for Reform

Map of Commonwealth with  
Non-subsidized LHAs